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Martha's Vineyard Commission

DRI 698 M Martha's Vineyard Boys & Girls Club

MVC Staff Report – 2023-8-7

1. DESCRIPTION

- 1.1 **Owner:** Martha's Vineyard Boys & Girls Club, Inc.
- 1.2 **Applicant:** Martha's Vineyard Boys & Girls Club, Inc.
- 1.3 **Applicant's Agent:** Norman Rankow, Board Chair
- 1.4 **Applicant's Agent:** Julia Celeste-Tarka, Event Committee Chair
- 1.5 **Project Location:** 110 West Tisbury Road Site:
- 1.6 **Site:** 2.38 acres of a 14-acre parcel
- 1.7 **Proposal:** Construction of a club campus including a large main structure, outdoor recreational facilities, and a large parking area. Per a written description of the project provided by the Applicant: "The site adjacent to the Edgartown School and Robinson Road Recreational Area maintains the Club's connection to Edgartown and compatibility with the Club's mission to provide afterschool and recreational activities. The site is an undeveloped 20.6 acre wooded parcel subdivided to provide 14 acres for the Boys & Girls Club as well as 6.6 acres for use by the Town of Edgartown for cemetery expansion. To protect the existing habitat of the Imperial Moth, development of the Boys and Girls Club will be limited to a 2.38 acre parcel."
- 1.8 **Zoning:** R-20 Residential (half-acre zoning)
- 1.9 **Local Permits:** Edgartown Building Department, Edgartown Planning Board, Edgartown Wastewater Department, Edgartown Water Department, and Edgartown Zoning Board of Appeals
- 1.10 **State Permits:** Massachusetts Division of Fisheries and Wildlife: Natural Heritage & Endangered Species Program.
- 1.11 **Surrounding Land Uses:** The Proposed Development is adjacent to the Edgartown School, a municipal cemetery, a residence, a municipal recreation area that includes a court of the Edgartown Croquet Club, and the Edgartown Public Library.
- 1.12 **Project History:** The Proposed Development site was subject to a Commission review and decision as part of DRI 698 Boys and Girls Club. The focus of DRI was a Form C Subdivision of land (30.75 acres) belonging to Bradford A. Norton and Philip J. Norton III. Ownership was subsequently transferred in part or in whole to the Boys and Girls Club and the Town of Edgartown and memorialized in a Memorandum of Understanding (MOU). Among other things, the MOU describes an easement granted to the Boys & Girls Club by the Town of Edgartown and an easement granted by the Boys and Girls Club to the Town of Edgartown.
- 1.13 **Project Summary:** Construction of a campus for children including a main building (25,080 sq ft), outdoor recreational areas, and a large parking lot.

2. ADMINISTRATIVE SUMMARY

- 2.1 **DRI Referral:** Edgartown Building Department
- 2.2 **DRI Trigger:** 3.1 Development with 10 or more parking spaces, 6.2 a Development of a public place of assembly 3,500 sq ft or more, 6.2 b Development of a public place of assembly with 50 or more seats, 8.3 Site alterations to an acre or more of significant habitat.

2.3 LUPC: Slated August 7, 2023

2.4 Public Hearing: Pending

3. PLANNING CONCERNS

3.1 **Groundwater:** No nitrogen calculations have been provided. It's unclear what the total landscape area will be. It's unclear what the total roof area of the proposed clubhouse will be. An Agent for the Applicant has expressed a willingness to secure the services of a professional to execute nitrogen calculations after staff explained such calculations can be a challenge for the lay person to execute properly.

3.2 **Stormwater:** The Applicant has provided a drainage plan. The Applicant has stated that the driveway and parking area will constitute approximately 40,000 sqft of asphalt.

3.3 **Wastewater:** No wastewater plan or nitrogen calculations have been submitted for this Proposed Development. An August 1, 2023 letter from the Edgartown Wastewater Department states permission has been granted for "a maximum Title V flow of 5000 gallons per day." The letter further states "The Wastewater Commission will be expecting final plans of the proposed facility for review of Title V flow calculations and issuance of the final connection." Since a precise flow is not yet calculatable by the Edgartown Wastewater Department, the letter is unable to specify the flow allotment. Therefore the letter falls short of the specificity needed for use in the evaluation of the project under the Commission's Water Quality Management Policy.

3.2 **Environment / Habitat:** The Proposed Development site is subject to an April 23, 2020 Determination from Natural Heritage & Endangered Species Program regarding the Imperial Moth and Imperial Moth Habitat (NHESP File No. 18-38077). The Determinations contains four conditions: Recordation, Symbolic Fencing, Monumentation, and Compliance:

1. Recordation: *Prior to the start of Work*, the Applicant shall record this determination letter and the Plan in the Dukes County Registry of Deeds so as to become a record part of the chain of title for the Property. Prior to the start of Work, the Applicant shall provide the Division with written proof of said recordation.
2. Symbolic Fencing: *Prior to the start of Work*, symbolic fencing shall be erected along the parcel boundaries of areas shown on the plan as "Town of Edgartown Development Zone" and Martha's Vineyard Boys' and Girls' Club Inc. Development Zone" and maintained throughout the construction period. No work or activity shall occur outside of the Work area shown on the Plan.
3. Monumentation: *Prior to the start of Work*, the Applicant shall submit a monumentation plan for review and approval. Prior to the start of Work, the parcel boundaries of areas shown on the Plan as "Town of Edgartown Development Zone" and "Martha's Vineyard Boys' and Girls' Club Inc. Development Zone" shall be permanently monumented. Said permanent bounds and signage shall be maintained in good condition by the property owner(s) and repaired or replaced as necessary.
4. Compliance: *Prior to the start of Work*, a Massachusetts registered land surveyor shall confirm in writing to the Division that the boundaries of the parcels have been demarcated as shown on the Plan.

The Determination notes: “[p]rovided the above-noted conditions are fully implemented and there are no changes to the Plan, this project will not result in a Take of state-listed species.” The Determination notes that enlargement or incorporation into a “larger common project” may trigger additional review. It’s unclear how a land swap with the Town of Edgartown will affect the Determination. A further review by the Commonwealth is a possibility. The Determination also notes that if the development “is part of a larger common project of scheme,” the Commonwealth “may evaluate the cumulative impacts of the existing and proposed segments of the common project when reviewing the future proposed project or activity pursuant to MESA.” Since the Applicant has already done a deal with the Town of Edgartown regarding cemetery expansion and with the understanding a Town recreation area project is under consideration, it unclear if the Commonwealth would find that there is a “larger common project” afoot in the area.

Traffic and transportation: Vehicular ingress and egress to the proposed Development site appear to not yet be solidified. No parking plan has been filed. It’s unclear precisely how many parking spaces are proposed. It’s unclear if the Edgartown Fire Department has been able to review the project for purposes of apparatus access and staging. It’s unclear if an easement and the driveway will align. In a written description the Applicant states: “The site for the new building is on the same campus as the current Boys & Girls Club providing continuity and familiarity of modes of transportation which include walking/biking access, bus drop off and auto drop-off and pick-up. Students are generally bussed from surrounding island schools limiting vehicle traffic during school dismissal period and parental pick-up occurs later in the afternoon when school traffic is reduced. While the expansion of the Club will likely result in increased participation, community use and staffing resulting in more vehicle trips, the use of an established school zone exit provides safe and controlled traffic flow onto Edgartown – W. Tisbury Road.

4.1 Energy: Elevations depict a large, rooftop solar array affixed to the Proposed Development’s main structure. No plan or specific drawings have been provided on this array nor has any overall energy plan been provided. However, the Applicant stated in a written description of the project gave some bullet points of aspirations for energy aspects Proposed Development but provided no specifics or plans.:

“One goal of the project is to create a highly sustainable, energy efficient building utilizing the following strategies:

- Registered HERS rater certification upon permit application.
- Efficient variable-refrigerant-flow heat pump technology. All electric design.
- Building will meet all current IECC and State Stretch Code efficiency requirements in force at this time.
- Energy recovery ventilation per above.
- LED lighting.
- Provisions for onsite future solar array to generate electricity. Pending completion of existing contract and future funding.
- Provisions for a future Pedestal-ready EV dual charging station.

- 4.2 Housing:** In its August 3, 2020 decision on DRI 698, the Commission deferred “Affordable Housing requirements” until such time as the lots are developed and subject to further DRI review. The Applicant has not provided estimates on the number of new or parttime employees. In response to those to an inquiry, the Applicant the Boys and Girls Club “was not in a position to building housing at this time. We still need to complete the funding to build the Clubhouse.”
- 4.3 Impact on Abutters:** The Proposed Development Site is adjacent to a Town of Edgartown Cemetery and other Town Land. Negotiations between the Town of Edgartown and the Boys and Girls Club appear to still be afoot. The present guidepost for the real estate relationship between the Town and the Applicant is the MOU. At a July 19 municipal meeting, an Agent for the Applicant suggested some residential abutters may have expressed concern over aspects of the Proposed Development.

Special Planning Concerns:

At a July 19 joint meeting of the Edgartown Select Board and the Edgartown Parks Department an Agent for the Applicant pitched the idea of swapping land with the Town of Edgartown. Such a move would apparently put the Proposed Development in a location closer to the Edgartown School. Such a move would be a wholesale change to the Application. According to an Agent for the Applicant, the Applicant is aware a land swap, which would require a Town Meeting Vote, would cause a significant delay, would significantly change the project and the Application, and could result in, depending on timing, another DRI modification.